

**PLANNING AND ZONING
JANUARY 20, 2015
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 6:00 p.m. on January 20, 2015 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, Commission Members Kenny Olmstead, Ronald Dunckel, and Steve Ellis.

During the Pre-Session Meeting:

- Director of Planning and Economic Development Collins reviewed the regular agenda items.
- Director of Planning and Economic Development Collins gave an update on the Potential Future City Wide Developments.

**PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS –
PRECOUNCIL CONFERENCE ROOM**

The Euless Planning and Zoning continued their meeting in the Council Chambers at 6:30 p.m. for consideration of scheduled items.

MEMBERS AND STAFF PRESENT:

Chairman Richard McNeese
Vice Chairman LuAnn Portugal
Commissioner Kenny Olmstead
Commissioner Ronald Dunckel
Commissioner Steve Ellis
Hal Cranor, Director of Public Works
Mike Collins, Director of Planning and Economic Development
Paul Smith, Fire Marshal
Don Sheffield, City Building Official
Stephen Cook, Senior Planner
Alicia Davenport, Administrative Secretary

MEMBERS ABSENT:

Commissioner George Zahn
Commissioner David Brown

VISITORS:

Tom Winn
Rashmi Chandel
Jim Dewey
Sandeep Singh

THE INVOCATION AND THE PLEDGE OF ALLEGIANCE: The Invocation was given by Commissioner Ellis and the Pledge of Allegiance was given by Commissioner Dunckel.

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES

Regular Meeting of January 6, 2015.

Vice Chairman Portugal made a motion to approve the minutes for called meeting of January 6, 2015. Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

The motion carried: (5-0-0)

ITEM 2 CASE NO. 14-17-SP – CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Commercial Development proposed to be located on 1.08 Acres, Block 2, Lot 1, Harwood Plaza Addition, 900 Block of N. Industrial Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Sandeep Singh is seeking to construct a 10,730 SF retail and professional office structure at the corner of Clinic Drive and N. Industrial Boulevard. The property was approved for a conveyance plat in January 2014.

Site Conditions: Access will be provided from two locations to the site – from N. Industrial Boulevard and from Clinic Drive. Clinic Drive is a private street and controlled by the owner of the SuperValue Pharmacy, who has agreed to establish an access easement to extend into this new development on the north side of Clinic Drive. A cross access easement on the north side of the new development property will ensure access to the remainder of the undeveloped property from the drive approach from the west. There is adequate spacing for emergency access vehicles and to solid waste containers on the property.

Landscaping – The proposed landscaping provides the required mixture and quantity of trees, shrubs and ground cover. Landscaping will be focused on the streetyard area between the building and N. Industrial Boulevard.

Building Elevations – The proposed elevation meets the minimum masonry requirements of the City of Eules and provides visual interest through varying heights and structures of the parapet and cap on the building.

The Development Services Group has certified that the site plan is in accordance with the requirements of the City of Eules.

There were no questions or comments presented by the Commission.

Commissioner Dunckel made a motion to approve case #14-17-SP. Motion seconded by Commissioner Ellis. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

The motion carried: (5-0-0)

ITEM 3 CASE NO. 14-18-SP – CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Commercial Development proposed to be located on 1.285 Acres, Block A, Lot 2, Glade Parks Addition, 2911 State Highway 121.

Stephen Cook, Senior Planner, gave a brief description of the case. Ruby 12 Glade Retail, LLC is the property ownership group for the master developer of Glade Parks, Northrock. The site plan is for a restaurant structure to be developed as a Panera Bread.

Site Conditions: Panera Bread is proposing a 4,360 SF restaurant to be located north of the existing Raising Cane's restaurant within Glade Parks. Access to the site will be from the mutual access / emergency access lane to the west of the development. Cross access will be provided between this lot and the two adjacent lots to the north and south. These lots will be able to also share parking. A drive through lane will be placed generally on the west side of the building with an exit drive out in case of a vehicle not intending to complete the drive-through process.

Landscaping – The proposed landscaping provides the required mixture and quantity of trees, shrubs and ground cover. Landscaping inset into planters within the front sidewalk area along the frontage of the building will assist in softening the hardscape of front sidewalk and serve as additional mitigation from wayward vehicles striking the building.

Building Elevations – The Panera Bread building meets the masonry requirements of the City of Euless and the Glade Parks Planned Development district. Stacked stone and stucco will be installed on the exterior with an earth-tone color scheme that matches the color palette of the ordinance.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance.

There were no questions or comments presented by the Commission.

Vice Chairman Portugal made a motion to approve case #14-18-SP. Motion seconded by Commissioner Dunckel. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

The motion carried: (5-0-0)

ITEM 4 CASE NO. 15-01-FP – CONSIDER APPROVAL OF FINAL PLAT

Approve a request for a Final Plat of changing 4.9914 acres from the William G. Matthews Survey, Abstract 1052, to Silver Crest Addition, Block A, Lots A, B 1-17 and Block B, Lots A, 1-8 totaling 25 residential lots. The property is located at the northeast corner of S. Pipeline Road E. and S. Main Street and is zoned Planned Development (PD).

Stephen Cook, Senior Planner, gave a brief description of the case. Approval of Case #14-01-PD was by the City Council on April 8, 2014. The Planning and Zoning Commission approved a preliminary plat of this property on May 6, 2014. This plat establishes and subdivides twenty five (25) residential lots in accordance with the regulations of the Planned Development Ordinance.

The Development Services Group has certified that the conditions contained within the final plat application meet the technical standards of the City of Euless.

Staff recommends approval of the Final Plat.

Commissioner Olmstead read the following statement into the record:

Mr. Chairman, I am not in disagreement with the staff or Director of Planning and Development. My concern is the City of Euless and the State of Texas.

This case, 15-01-FP, allows residential development much too close (in my opinion) to a 17" high-pressure gas pipeline and a 10" high-octane aviation gasoline pipeline.

I ask the commission a rhetorical question: Would you allow a residential development this close to a million-gallon capacity gasoline storage tank?

The City needs to develop a pipeline ordinance and site plan ordinance to address this situation and protect our residents. These ordinances will become more necessary when drilling resumes in Euless's Barnett Shale. Each drill site will require feeder lines criss-crossing Euless to a compression/cleaning station.

Mr. Chairman, I am asking that the Planning and Zoning Commission recommend city staff and city council study this issue and develop ordinances that will protect our city's homeowners.

*Thank you, Mr. Chairman
Kenny C. Olmstead*

There were no further questions or comments presented by the Commission.

Commissioner Olmstead made a motion to approve case #15-01-FP. Motion seconded by Commissioner Dunckel. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

The motion carried: (5-0-0)

There being no further business the meeting was adjourned at 6:45 p.m.

Chairman McNeese

Date